

Application Number:	23/00791/HOUS
Location:	91 Warwick Road, Middleton, M24 1HU
Proposal:	Single-storey extension with canopy to front elevation and erection of 900mm high side boundary wall following demolition of existing front porch
Applicant:	Gill Elsworth
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application refers to no. 91 Warwick Road, a two storey, semi-detached dwelling located in a residential area of Middleton. The subject property faces west on to the highway, adjoining no. 89 Warwick Road to the north and adjacent to no. 93 Warwick Road to the south. The property is constructed in brown multi brick with brown uPVC fenestration and grey roof tiles. It benefits from ample off-street parking to the front and side and a small, lean-to front porch.

Description of Proposal

Permission is sought for a single-storey front extension following the demolition of the existing front porch. The proposed extension would have a maximum projection of 1.91m from the existing front elevation with a width across of 4.04m and a ground area (measured externally) of 7.71m². It would also feature a 2.86m canopy roof section above. The proposed extension would include a porch and shower room. Fenestration for the development is proposed as an obscurely glazed top-opener window to the shower room with a single door to the porch.

The proposed development would be constructed in brickwork, roof tiles and uPVC to match existing.

The submitted plans also indicate the erection of a 900mm high brick boundary wall to replace the existing low level timber fence.

Relevant History

23/00292/HOUS Single-storey front extension, canopy to front and erection of boundary wall following demolition of existing front porch.
Refuse

Reason for refusal:

- 1. As a result of the siting, size and design, the proposed extension and application of render would form an unduly dominating development that would harm the character and appearance of the existing dwelling and the wider street scene. The application is therefore contrary to the requirements of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.*

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Amendments

Following concerns raised by the Case Officer relating to the proposed use of render, amended plans were submitted to remove the proposed render and instead use brickwork to match existing.

Assessment

Design: DM1 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Paragraph 130 c) states that planning decisions should be sympathetic to local character and history, including the surrounding built environment and landscape setting. The application property and the surrounding built environment has simple architectural design values; dual-pitch gable style roofs, a single ground floor window and front door, two first floor windows and quoins. The consistency amongst properties promotes a strong coherence between the visual appearance of dwellings on the street. Notwithstanding the regular rhythm of built form, it is acknowledged that properties along the street have been variously modified since their completion.

Views along Warwick Road from the application property include front porch extensions, canopy roofs, side extensions, dormer extensions and the use of varying materials. Despite such modifications, it is important that proposed developments are sympathetic to the surrounding built environment as a result of good architecture and appropriate scale.

Under the previous application, the proposed front extension was considered to have an inappropriate scale and complex design that would sit awkwardly against the simple design values of the host dwelling. This was compounded by the proposed use of cream render.

The proposals have been revised to create a more simplistic design with a reduced scale and complementary material palette. The submitted plans also indicate the erection of a 0.9m high boundary wall to the front of the property. This would be in-keeping with surrounding low-level boundary treatments and is considered acceptable.

Whilst the proposed front extension would have a larger scale than a standard front porch, it is noted that a number of properties along Warwick Road have constructed front extensions and canopy roofs to the front elevation.

Whilst each application is judged on its own merits, the number of existing similar developments within the area is a material consideration in the determination of this application as they have altered the original built form of development, and urban grain, within this area.

For the reasons set out above, it is considered that the proposed development would not constitute an incongruous addition to the host dwelling and would not result in a harmful effect on the host property, or the character and appearance of the area. Accordingly, no conflict is found with policies DM1 and P3 of the Rochdale Core Strategy which seek to ensure high standards of design from new development, the Council's 'Guidelines and Standards for Residential Development' SPD, or those principles of the NPPF that seek good design which is sympathetic to the local area.

Amenity: DM1 and SPD

Minimum distance requirements set out in section 4.1 of the SPD are satisfied by virtue of having an approximate 19m of separation between direct front facing neighbours.

The proposals confirm that all habitable rooms of the applicant property would be supplied with adequate levels of natural light and outlook.

In light of the above, the proposals would not unduly impact the amenity of the occupants of the applicant property and neighbouring properties and therefore would accord with policy DM1, the SPD and the NPPF.

Recommendation: Grant subject to conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The permission relates to the following plans:

- Existing Block Site Plan. Drg no. 91WR/300/PL
- Site Location Plan & Proposed Block Site Plan. Drg no. 91WR/301/PL
- Existing Layouts. Drg no. 91WR/302/PL
- Proposed Layouts. Drg no. 91WR/303/PL. Rev P1

And the development shall be carried out in accordance with these drawings hereby approved.

Reason: for the avoidance of doubt, and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the window serving the room labelled 'Shower' in the ground floor on the front elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	11/09/2023	Signed: BM
Authorisation	13/09/2023	Signed: RC

Report Author Bob Melling